PLYMOUTH BOARD OF SELECTMEN

TUESDAY, DECEMBER 12, 2017

GREAT HALL, 26 COURT STREET, PLYMOUTH, MA – 6:00 PM

6:00PM - CALL TO ORDER

Ken Tavares, Chairman of the Board, called the meeting to order at 7:00pm.

Present: Kenneth A. Tavares, Chairman
Anthony F. Provenzano Jr, Vice Chairman
John Mahoney
Shelagh Joyce
Betty Cavacco *(Absent)*

Melissa Arrighi, Town Manager

6:00 p.m. EXECUTIVE SESSION

The Board of Selectmen will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21, Paragraph 3; to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declares.

- Health Insurance

7:02PM – OPEN SESSION

Chairman Tavares said they were returning from Executive Session and called the meeting back into Open Session. He then asked everyone to join him in the Pledge of Allegiance.

7:02PM – PUBLIC COMMENT

Kevin Lynch came up first and said his first question is if his previous request was discussed and addressed, to which Chairman Tavares asked which request was that. Mr. Lynch said he had asked for a written response as to why the Board of Selectmen called a Special Town Meeting. Chairman Tavares said there would be no written response because the Board discussed and decided on the Special Town Meeting in a public forum. Kevin Lynch went on to say Town Meeting followed proper procedures and that was pushed aside. He then asked what lessons were learned by the Board before and after the Special Town Meeting. Mr. Lynch then said that he has been asked where the strategic planning in this town. He said he sees a lot of last-minute running around like a fire drill. He then said that he urges the Board to meet with the Planning Board.

7:07PM – TOWN MANAGER'S REPORT

Road Work Restrictions
Melissa Arrighi, Town Manager, began her report by talking about road work restrictions. She said given the rapid changes in the weather and extended forecast, the DPW will be restricting all road excavations starting on Monday, December 11, 2017 (See Attached). She said that today they will be finishing all ongoing trench work so that no cold-patch and/or road plates will remain and trenches must be paved to prepare for snow plows.

Pilgrim Memorial State Park Improvements
Ms. Arrighi said we have recently heard from DCR regarding their plans to make improvements to the State Park. Although we are pleased that DCR places importance on this park and intends to invest $1,800,000 in improvements, our concern is about the timing. They plan on updating the bathroom building and landscaping. Particularly the landscaping plans will result in the parkland area being off limits for special events for an entire season, being the summer of 2018 season. They have indicated that this included major events such as the July 4th and Thanksgiving celebrations being limited to the paved areas in North and South Park and Cole's Hill. Ms. Arrighi said our State Delegation is aware of the issue and is already reaching out to DCR to see if there are alternative schedules that will help expedite the availability of the parkland.

Grant Award
Ms. Arrighi told the Board that we have received and official notice form the Governor's Office that Plymouth has been awarded a Sustainable Material Recovery Program Grant from the Massachusetts Department of Environmental Protection. The Town will receive access to a MassDEP funded program for the transportation and recycling of residential materials and up to $7500 for a container for the collection of residential mattresses. She also thanked the Solid Waste Staff for their pursuit of this grant.

State Reimbursement
Lastly, Melissa Arrighi told the Board that Representative Muratore has updated us on his efforts to secure state reimbursement for our town for some of the mandated costs associated with the implementation of the early voting law. During the House debate, the Bill was successfully amended to include almost $500,000 in appropriation to help cover these costs. Although that did not occur in the Senate, the Conference Committee included compromise language in the final Bill signed into law by the Governor. Therefore, our Town Clerk will be calculating accurate costs of the amount owed to Plymouth and, with the help of Representative Muratore, we will work diligently to pursue the state's financial obligation in this matter.

7:11PM – RKG REPORT

Chairman Tavares said that he was pleased to have RKG Associates back to give us and update on their progress, he then asked the Town Manager if she had any remarks before the presentation.

Melissa Arrighi did say that she wanted to thank Judi Barrett, Economic Development Director, for her pursuit in getting this done. She added that personally she finds all of these RKG Updates are very interesting and have already helped up so much in this process.

Kyle Talente, Vice President of RKG Associates, came up to give his presentation on Economic Development of Plymouth. He thanked the Board for inviting him back.

Kyle Talente began by talking about the Market Analysis looking at areas like Residential, Retail, Office and Industrial. He talked about existing land uses and where development in Plymouth has trended. He then broke down the Market Analysis by area:

Residential:
- Demand for Housing
- Housing Values
- New Construction

New Construction:
- Pinehills, Redbrook
- Waterfront (Apartments and Condos)
- Remote Development (Single Family)
- Limited Housing Diversity

Cordage Development:
- Creating New Multi-Family Housing
- Integrating Residential and Employment Activity
- Intensifying use Near T Station
- Replicate in Other Target Areas of Town

Retail Summary:
- Approximately 102 Square Feet per Resident (50 is Average)
- Population Increase not Sufficient to Maintain High Occupancy
- Seeing Older, Less Competitive Space
- Neighborhoods Being Challenged
- Right-Sizing Retail Space while Expanding Employment
- Expand Tourism Base

Office Summary:
- Office Market Healthy, Growing Modestly
- Space Availability Equal to Demand
- Integrating Office into Larger Developments

Industrial Summary:
- Industrial Market Small but Vibrant
- Industrial Growth has Similar Challenges to Office
- Industrial More Susceptible to Conversion Interest
- Identification of New Locations Should be a Priority

Kyle Talente then went on to talk about the Analysis Overview:
- Assess the Potential Revenue and Expenditure Impacts from New Development
- Data Used in Analysis all Locally Sourced
- Analysis Contemplated Location and Development Type
- Other Assumptions:
    - New Development Carries Costs/Revenues
    - Fixed Expenses are Factored in the Cost Assessment
    - Development Locations Impact Value/Revenue
    - Different Development Types Impact Fiscal Performance

Mr. Talente then went over the different findings.

Commercial and Industrial Findings:
- Non-Residential Development "Pays its Way"
- Fiscal Benefit has Improved Over Time

Residential Development Findings
- Residential Development Generally Net Fiscal Expense
- Age-Restricted and Senior-Focused Design Counters Trend
- Data Indicate Correlation Between Housing Value and Student Generation
- New Development Type/Price Point Will Influence Impact

Kyle Talente then went over the conclusions as follows:
- Fiscal Analysis Reveals No Easy Fixes to Impact from Entergy PILOT Change
- Economic Development Reality of Fiscal Analysis
- Fiscal Sustainability Will Come From Balanced Growth

Kyle Talente then concluded his presentation with the next steps being implementing the framework and site-based concepts. After that we will implement recommendations and have a draft report submittal.

Selectman Joyce said she heard that the Governor announced housing and attracting younger people to the State by changing Zoning Bylaws; she asked if that was something that might be incorporated into your next presentation, to which Kyle Talente said he will be working closely with Judi Barrett and if there are any opportunities we will capture them. Mr. Talente said that the bars and restaurants definitely attract the younger crowds which we will target for the workforce growth.

Anthony Provenzano Jr asked what factors contribute to the residential market being on the high end, to which Kyle Talente replied that developers are building for the market that makes the most money.

Selectman Mahoney asked if the square foot of retail space per resident is trending down because of online shopping, to which Kyle Talente said yes, that and technology.

Chairman Tavares asked if there would be any value to changing unused retail space into office space, to which Mr. Talente said yes, from his perspective it would be how do we convert retail space to office space as well as living space. He went on to say we need to create live/work/play area that won't compete with the downtown area. We need to create employment centers, not shopping centers, as well as create develop buildings that have both residential and commercial under the same roof.

Selectman Mahoney said that the power plant was not economic development, but rather hitting the lottery. He said we need to be efficient with revenue and stay away from the general fund.

Selectman Joyce mentioned that Governor Baker announced housing and attracting a younger crowd to the state, she then asked if that was something he should incorporate into his next presentation, to which Kyle Talente said yes, and that he would work with Judi Barrett to see if there are any opportunities we should try to capture.

Selectman Joyce then said that supposedly there will be funds available to towns that make more positive outreach for new housing.

8:14PM - LICENSES AND ADMINISTRATIVE NOTES

LICENSES

On a motion by Anthony Provenzano Jr and seconded by Shelagh Joyce, the Board approved the License/Permit Renewals for **Habilitation Assistance Corp** for the following: *Voted 4/0*

- Six Vehicles (3 Taxi's and 3 Buses)
  - TA17854
  - TA19287
  - TA17853
  - BU41935
  - BU41936
  - BU10804

ADMINISTRATIVE NOTES

On a motion by Anthony Provenzano Jr and seconded by John Mahoney, the Board voted to authorize Chairman Tavares to execute a Local Initiative Program Application administered by the Department of Housing and Community Development. The project, identified as Deer Pond Village, is located off of Bourne Road and Fire House Road in Plymouth. *Voted 4/0*

8:15PM - COMMITTEE LIAISON / DESIGNEE UPDATES

Selectman Mahoney said he attended the County Advisory Board Meeting this past Thursday and there were about a dozen other communities there as well. There were a couple of year end transfers that were routine. He said there was talk about going after 50 acres of the County Farm land for a potential revenue stream but mentioned there was a conservation restriction on that land so wasn't sure how that would pan out. He also said there was a letter from the City f Brockton requesting a grant for $2500. There was a brief discussion as to whether this grant would benefit the entire County or just the City of Brockton. Selectmen Mahoney said the vote was shot down, and that after the meeting he was approached by a County Commissioner about mending fences.

8:16PM - OLD BUSINESS / LETTERS / NEW BUSINESS

Selectman Mahoney asked how the transition into the New Town Hall was going, to which Melissa Arrighi said that we're still working out some bugs but overall it was going good. She mentioned there is a punch list of things still needing to be worked on like lighting the flag pole and adding a handicap button that will open the main doors.

Chairman Tavares said he spoke with our Congressman and he is working diligently on securing $13,500,000 on the Federal level for dredging in Plymouth. There could be small delays but said he would keep us informed. He finished by saying David Gould has been instrumental in this process.

Chairman Tavares also said that he was able to represent the Board of Selectmen at a ceremony that honored Mr. Cotti and Mr. Gomes for over 30 years of service with the Plymouth Housing Authority.

8:21PM - ADJOURNMENT

On a motion by Anthony Provenzano Jr and seconded by John Mahoney, the Board voted to adjourn the Open Session at 8:21pm. *Voted 4/0*
By Roll Call: Tavares-Yes, Provenzano-Yes, Mahoney-Yes, Joyce-Yes, Cavacco-Absent

Recorded by: Christopher Badot
Administrative Assistant, Board of Selectmen